

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2020, Legislative Day No. 6

Bill No. 21-20

Mr. David Marks, Councilman

By the County Council, March 16, 2020

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Residential Uses in B.M. Zones

FOR the purpose of permitting residential uses under certain circumstances in the B.M. Zone
in certain areas; providing certain restrictions and requirements; and generally relating to
residential uses in the B.M. Zone.

BY repealing and re-enacting, with amendments

Section 233.1.E
Baltimore County Zoning Regulations, as amended

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

ARTICLE 2 - ELEVATOR-APARTMENT RESIDENCE ZONES,
RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS
ZONES, MANUFACTURING ZONES AND DISTRICTS

SECTION 233 - Business, Major (B.M.) Zone Use Regulations

§ 233.1. - Permitted uses.

E. Residential uses.

1. Locational requirement. Notwithstanding any provision of these regulations to the contrary, residential uses are allowed in the B.M. zone on a development tract, which may include one or more lots under common ownership or control, if the development tract:

(a) Is at least 25 acres in size[;] and

[(b) Is] IS located, at its closest point, within 525 feet of a C.T. District in the Owings Mills Growth Area as identified in the Baltimore County Master Plan 2020; OR

(B) IS AT LEAST 20 ACRES IN SIZE, IS IN A COMMUNITY ENHANCEMENT AREA AND IN A TRANSECT AREA DESIGNATED T-5 IN THE BALTIMORE COUNTY MASTER PLAN 2020, IS INTERCONNECTED BY PEDESTRIAN SIDEWALKS, AND INCLUDES STRUCTURED PARKING.

2. Restriction. The development tract must include a mix of employment, retail and residential uses.

3. Bulk and area requirements. Residential uses developed in accordance with this section are allowed on any story of a building. Such uses shall be governed by the floor area ratio, density, open space ratio, building height, and parking requirements contained in Section 235B. The only applicable building setbacks shall be front, side, and rear building line

1 to external property line setbacks of five feet each. Section 102.2 of these regulations shall not
2 be applicable.

3 4. Open space. The open space waiver fee for residential uses permitted
4 pursuant to this section shall be the fee applicable to [the C.T. District] SECTION 32-6-108(i)
5 OF THE BALTIMORE COUNTY CODE.

6
7 SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect forty-
8 five (45) days from the date of its enactment.